

United States Bankruptcy Court
Northern District of Illinois

In re Tri Fund Development,

Case No. 15-04492

Debtor

Chapter 11

**PERIODIC REPORT REGARDING VALUE, OPERATIONS AND PROFITABILITY OF
ENTITIES IN WHICH THE ESTATE OF [NAME OF DEBTOR]
HOLDS A SUBSTANTIAL OR CONTROLLING INTEREST**

This is the report as of 1/31/15 on the value, operations and profitability of those entities in which the estate holds a substantial or controlling interest, as required by Bankruptcy Rule 2015.3. The estate of [Name of Debtor] holds a substantial or controlling interest in the following entities:

| Name of Entity | Interest of the Estate | Tab # |
|----------------|------------------------|-------|
| Lake Park, LLC | 60% | 1 |
| | | |
| | | |

This periodic report (the "Periodic Report") contains separate reports ("Entity Reports") on the value, operations, and profitability of each entity listed above.

Each Entity Report shall consist of three exhibits. Exhibit A contains a valuation estimate for the entity as of a date not more than two years prior to the date of this report. It also contains a description of the valuation method used. Exhibit B contains a balance sheet, a statement of income (loss), a statement of cash flows, and a statement of changes in shareholders' or partners' equity (deficit) for the period covered by the Entity Report, along with summarized footnotes. Exhibit C contains a description of the entity's business operations.

THIS REPORT MUST BE SIGNED BY A REPRESENTATIVE OF THE TRUSTEE OR DEBTOR IN POSSESSION.

The undersigned, having reviewed the above listing of entities in which the estate of [Debtor] holds a substantial or controlling interest, and being familiar with the Debtor's financial affairs,

Date:

Name of Authorized Individual

Signature of Joint Debtor

Rent Roll 2014

2014

| Property | Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Monthly Rent | Monthly Rent Per Area | Annual Rent | Annual Rent Per Area | Annual Rec. Per Area | Annual Misc Per Area | Security Deposit | LOC Amount/ Bank Guarantee |
|--|---------|------------------------------------|------------------|-----------|--------------|------------|------|--------------|-----------------------|--------------|----------------------|----------------------|----------------------|------------------|----------------------------|
| Ippsc - LaSalle Park Pointe Shopping Center, Chicago | | | | | | | | | | | | | | | |
| Current Leases | | | | | | | | | | | | | | | |
| Ippsc | 1300 | Ross Dress for Less | Retail-Net Lease | 26,537.00 | 11/19/2013 | 01/31/2024 | 123 | 24,878.44 | 0.94 | 298,541.28 | 11.25 | 2.95 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1310 | Citibank | Retail-Net Lease | 2,926.00 | 11/04/1999 | 11/03/2019 | 240 | 5,211.61 | 1.78 | 62,539.32 | 21.37 | 9.63 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1314 | Coldwell Banker 1st American, Inc. | Retail-Net Lease | 3,339.00 | 08/24/1999 | 10/31/2015 | 195 | 8,069.25 | 2.42 | 96,831.00 | 29.00 | 9.34 | 0.00 | 5,000.00 | 0.00,000 |
| Ippsc | 1320 | Walgreen's | Retail-Net Lease | 12,647.00 | 02/04/2000 | 02/29/2060 | 721 | 23,531.25 | 1.86 | 282,375.00 | 22.33 | 0.00 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1322 | Subway | Retail-Net Lease | 1,237.00 | 06/01/2011 | 05/31/2016 | 60 | 2,215.26 | 1.79 | 26,563.12 | 21.49 | 9.61 | 0.00 | 2,120.40 | 0.00,000 |
| Ippsc | 1326-28 | Sherwin Williams | Retail-Net Lease | 3,610.00 | 04/20/2012 | 04/30/2022 | 121 | 6,228.32 | 1.73 | 74,739.84 | 20.70 | 9.53 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1332 | Advanced Medical Imaging Center | Retail-Net Lease | 1,356.00 | 06/01/2000 | 06/30/2019 | 229 | 3,236.32 | 2.39 | 38,835.84 | 28.64 | 9.63 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1336 | Kerwood Cleaners | Retail-Net Lease | 1,635.00 | 03/14/2008 | 03/13/2018 | 120 | 3,883.13 | 2.38 | 46,597.56 | 28.50 | 9.58 | 0.00 | 9,600.00 | 0.00,000 |
| Ippsc | 1340 | Footlocker | Retail-Net Lease | 5,711.00 | 10/15/1999 | 01/31/2016 | 196 | 5,829.98 | 1.02 | 69,959.76 | 12.25 | 9.59 | 0.00 | 9,042.21 | 0.00,000 |
| Ippsc | 1350 | Weight Watchers | Retail-Net Lease | 2,005.00 | 08/22/2011 | 08/21/2016 | 60 | 3,806.66 | 1.90 | 45,679.92 | 22.78 | 9.59 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1358 | #3 Zimmies Inc. | Retail-Net Lease | 3,493.00 | 03/16/2012 | 03/15/2022 | 120 | 6,239.78 | 1.79 | 74,877.36 | 21.44 | 9.76 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1295 | VACANT | | 10,662.00 | | | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1300-M1 | VACANT | | 2,200.00 | | | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1300-M2 | VACANT | | 2,500.00 | | | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00,000 |
| Ippsc | 1305 | VACANT | | 2,930.00 | | | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00,000 |
| Total Current | | | | 82,788.00 | | | | 93,130.00 | 1.12 | 1,117,560.00 | 13.50 | 3.87 | 0.00 | 25,762.81 | 0.00,000 |
| Total | | | | 82,788.00 | | | | 93,130.00 | 1.12 | 1,117,560.00 | 13.50 | 3.87 | 0.00 | 25,762.81 | 0.00,000 |
| Occupied | 11 | 64,496.00 | 77.90 | 93,130.00 | 1,117,560.00 | | | | | | | | | | |
| Vacant | 4 | 18,292.00 | 22.09 | 0.00 | 0.00 | | | | | | | | | | |
| Total | | | | 82,788.00 | | | | 93,130.00 | 1.12 | 1,117,560.00 | 13.50 | 3.87 | 0.00 | 25,762.81 | 0.00,000 |

| Property | Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec/Area | Annual Misc/Area | Security Deposit Received | LOC Amount/ Bank Guarantee |
|--|----------------|-------------------------------|------------------|-----------|------------|-----------------|------------|---------------|--------------|-------------------|---------------------|------------------|-----------------|------------------|---------------------------|----------------------------|
| Late Park Pointe Shopping Center (lppac) | 1300 | Ross Dress for Less (0004248) | Retail-Net Lease | 26,537.00 | 11/18/2013 | 01/31/2024 | 123 | 1.16 | 24,878.44 | 0.94 | 298,541.28 | 11.25 | 2.95 | 0.00 | 0.00 | 0.00 |
| | Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | | | | | | | |
| | | 1300 | | | 11/19/2013 | 01/31/2024 | 07/22/2013 | | 26,537.00 | | | | | | | |
| | Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ampl/Area | Annual | Annual/Area | Annual/Area | Manag... | Annual... | |
| | | rent | Rent | 1300 | NRA | 26,537.00 | 11/19/2013 | 01/31/2018 | 24,878.44 | 0.93 | 298,541.28 | 11.25 | | 0.00 | 298,541.28 | |
| | | rent | Rent | 1300 | NRA | 26,537.00 | 02/01/2018 | 01/31/2024 | 27,311.00 | 1.02 | 327,732.00 | 12.35 | | 0.00 | 327,732.00 | |
| | Charge Sche... | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ampl/Area | Annual | Annual/Area | Annual/Area | Manag... | Annual... | |
| | | cestram | CAM | 1300 | NRA | 26,537.00 | 11/19/2013 | 01/31/2024 | 6,523.66 | 0.24 | 78,284.16 | 2.95 | | 0.00 | 78,284.16 | |
| | | rent | Rent | 1300 | NRA | 26,537.00 | 11/19/2013 | 01/31/2018 | 24,878.44 | 0.93 | 298,541.28 | 11.25 | | 0.00 | 298,541.28 | |
| | Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | | |
| Late Park Pointe Shopping Center (lppac) | 1310 | Chibank (00004219) | Retail-Net Lease | 2,928.00 | 11/04/1989 | 11/03/2019 | 240 | 16.16 | 6,211.81 | 1.78 | 62,839.32 | 21.37 | 8.63 | 0.00 | 0.00 | 0.00 |
| | Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | | | | | | | |
| | | 1310 | | | 11/04/2014 | 11/03/2019 | 11/04/1999 | | 2,928.00 | | | | | | | |
| | Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ampl/Area | Annual | Annual/Area | Annual/Area | Manag... | Annual... | |
| | | rent | Rent | 1310 | NRA | 2,928.00 | 11/04/2014 | 11/03/2015 | 5,211.81 | 1.78 | 62,539.32 | 21.37 | | 0.00 | 62,539.32 | |
| | | rent | Rent | 1310 | NRA | 2,928.00 | 11/04/2015 | 11/03/2016 | 5,315.84 | 1.81 | 63,790.08 | 21.80 | | 0.00 | 63,790.08 | |
| | Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | | |
| | | Renewal | Active | Tenant | 06/17/2023 | | 60 | 12/17/2021 | 30,180.19 | 1.5 | Year Renewal Option | | | | | |
| | | Renewal | Active | Tenant | 06/17/2028 | | 120 | 12/18/2026 | 33,189.21 | 2.5 | Year Renewal Option | | | | | |
| | | Renewal | Active | Tenant | 06/17/2033 | | 60 | 12/18/2031 | 36,521.46 | 3.5 | Year Renewal Option | | | | | |

Tenancy Schedule

Property: 10000 As of Date: 12/31/2014 By Property

| Property | Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec./Area | Annual Med./Area | Security Deposit Received | LOC Amount/ Bank Guarantee |
|--|---------|---|------------------|-----------------|------------|------------|-----------------|---------------|-------------------------|-------------------|-------------|------------------|------------------|------------------|---------------------------|----------------------------|
| Late Park Pointe Shopping Center (lppsc) | 1314 | crent | Rent | 1310 | NRA | 2,926.00 | 11/04/2016 | 11/03/2017 | 5,422.16 | 1.65 | 65,065.92 | 22.23 | 0.00 | 65,065.92 | | |
| | | crent | Rent | 1310 | NRA | 2,926.00 | 11/04/2017 | 11/03/2018 | 5,530.60 | 1.89 | 66,367.20 | 22.68 | 0.00 | 66,367.20 | | |
| | | crent | Rent | 1310 | NRA | 2,926.00 | 11/04/2018 | 11/03/2019 | 5,641.21 | 1.92 | 67,694.52 | 23.13 | 0.00 | 67,694.52 | | |
| | | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | | |
| | | castcam | CAM | 1310 | NRA | 2,926.00 | 11/04/2014 | 11/03/2019 | 730.72 | 0.25 | 8,768.64 | 2.99 | 0.00 | 8,768.64 | | |
| | | casttax | CAM | 1310 | NRA | 2,926.00 | 11/04/2014 | 11/03/2019 | 1,817.42 | 0.55 | 19,409.04 | 6.83 | 0.00 | 19,409.04 | | |
| | | crent | Rent | 1310 | NRA | 2,926.00 | 11/04/2014 | 11/03/2015 | 5,211.61 | 1.78 | 62,539.32 | 21.37 | 0.00 | 62,539.32 | | |
| | | Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | |
| | | Renewal | Active | Tenant/Landlord | 11/03/2018 | 60 | 10/04/2018 | 5,009.24 | 3-5 Year Renewal Option | | | | | | | |
| | | Renewal | Active | Tenant | 11/03/2023 | 60 | 10/04/2023 | 5,109.42 | 4-5 Year Renewal Option | | | | | | | |
| Late Park Pointe Shopping Center (lppsc) | 1314 | Coltwell Banker 1st American, Inc. (00004228) | Retail-Net Lease | 3,339.00 | 08/24/1999 | 10/31/2015 | 185 | 15.41 | 8,069.25 | 2.42 | 96,831.00 | 29.00 | 9.34 | 0.00 | 5,000.00 | 0.00 |
| | | Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | Notes | | | | | |
| | | 1314 | | | | 11/01/2014 | 10/31/2015 | 08/24/1999 | | 3,339.00 | | | | | | |
| | | Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee Amount | Annual ... |
| | | crent | Rent | 1314 | NRA | 3,339.00 | 11/01/2014 | 10/31/2015 | 8,069.25 | 2.41 | 96,831.00 | 29.00 | 0.00 | 96,831.00 | | |
| | | Charge Seta... | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee Amount | Annual ... |
| | | castcam | CAM | 1314 | NRA | 3,339.00 | 11/01/2014 | 10/31/2015 | 753.02 | 0.22 | 9,036.24 | 2.70 | 0.00 | 9,036.24 | | |
| | | casttax | CAM | 1314 | NRA | 3,339.00 | 11/01/2014 | 10/31/2015 | 1,845.71 | 0.55 | 22,146.52 | 6.63 | 0.00 | 22,146.52 | | |
| | | crent | Rent | 1314 | NRA | 3,339.00 | 11/01/2014 | 10/31/2015 | 8,069.25 | 2.41 | 96,831.00 | 29.00 | 0.00 | 96,831.00 | | |
| | | Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | |
| Late Park Pointe Shopping Center (lppsc) | 1320 | Walgreens (00004254) | Retail-Net Lease | 12,647.00 | 02/04/2000 | 02/29/2060 | 721 | 14.91 | 23,531.25 | 1.66 | 282,375.00 | 22.33 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | Notes | | | | | |
| | | 1320 | | | | 02/04/2000 | 02/29/2060 | 05/30/1999 | | 12,647.00 | | | | | | |
| | | Renewal | Active | Tenant | 10/31/2015 | 24 | 10/31/2015 | 3,615.66 | 1-2 Year Renewal Option | | | | | | | |
| | | Renewal | Active | Tenant | 10/31/2015 | 24 | 10/31/2015 | 4,062.56 | 2-2 Year Renewal Option | | | | | | | |
| | | Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | |
| | | Renewal | Active | Tenant | 10/31/2015 | 24 | 10/31/2015 | 3,615.66 | 1-2 Year Renewal Option | | | | | | | |
| | | Renewal | Active | Tenant | 10/31/2015 | 24 | 10/31/2015 | 4,062.56 | 2-2 Year Renewal Option | | | | | | | |
| | | Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | |
| | | Renewal | Active | Tenant | 10/31/2015 | 24 | 10/31/2015 | 3,615.66 | 1-2 Year Renewal Option | | | | | | | |

| Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec./Area | Annual Misc./Area | Security Deposit | LOC Amount/Blank Guarantee |
|------------------|------------------|------------------|------------|------------------|------------------|---------------|---------------|--------------|-------------------|-------------|------------------|-------------------|-------------------|------------------|----------------------------|
| Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ann/Area | Annual | Annual/Area | Manag... Fee | Annual ... Amount | | |
| Change Sch... | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ann/Area | Annual | Annual/Area | Manag... Fee | Annual ... Amount | | |
| Retail Schedules | Sales Group | Category | Type | Breakpoint Fr... | Sales Report ... | Billing Fr... | From | To | Offset/O... | Bk P1 | % | Bk P2 | % | Bk P3 | % |
| 1322 | Subway (0000463) | Retail/Net Lease | 1,237.00 | 06/01/2011 | 05/31/2016 | 60 | 3.58 | 2,216.26 | 1.79 | 26,583.12 | 21.48 | 9.61 | 0.00 | 2,120.40 | 0.00 |
| Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | | Notes | | | | | |
| Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ann/Area | Annual | Annual/Area | Manag... Fee | Annual ... Amount | | |
| Change Sch... | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Ann/Area | Annual | Annual/Area | Manag... Fee | Annual ... Amount | | |
| Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | | |
| Options Rent... | Charge | Unit | Area Label | Area | From | To | Monthly Amt | Ann/Area | Annual | Annual/Area | Manag... Fee | Annual ... Amount | | | |

Tenancy Schedule

Property: 10000 As of Date: 12/31/2014 By Property

Page 4

| Property | Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec/Area | Annual Misc/Area | Security Deposit Received | LOC Amount/ Bank Guarantee |
|-------------------------|---------|----------------------------|------------------|----------|------------|------------|-----------------|---------------|--------------|-------------------|-------------------------|------------------|-----------------|------------------|---------------------------|----------------------------|
| Shopping Center (lpscc) | 1326-26 | Shawna Williams (00004249) | Retail/Net Lease | 3,610.00 | 04/20/2012 | 04/30/2022 | 121 | 2.75 | 6,228.32 | 1.73 | 74,739.84 | 20.70 | 8.63 | 0.00 | 0.00 | 0.00 |
| | | Unit Code | Building | Floor | From | To | Move In | Location | Area | Notes | | | | | | |
| | | 1326-26 | | | 04/20/2012 | 04/30/2022 | 05/30/2012 | | 3,610.00 | | | | | | | |
| | | Rent Steps | Charge | Type | Unit | Area Label | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | Fee Amount | |
| | | crent | Rent | | 1326-26 | NRA | 3,610.00 | 04/20/2012 | 05/29/2017 | 6,228.32 | 1.72 | 74,739.84 | 20.70 | 0.00 | 74,739.84 | |
| | | crent | Rent | | 1326-26 | NRA | 3,610.00 | 05/30/2017 | 04/30/2022 | 6,851.15 | 1.89 | 82,213.80 | 22.77 | 0.00 | 82,213.80 | |
| | | Charge Schedules | Charge | Type | Unit | Area Label | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | Fee Amount | |
| | | cestdam | | | 1326-26 | NRA | 3,610.00 | 01/01/2013 | 04/30/2022 | 871.44 | 0.24 | 10,457.28 | 2.89 | 0.00 | 10,457.28 | |
| | | cestdax | | | 1326-26 | NRA | 3,610.00 | 04/20/2012 | 04/30/2022 | 1,996.51 | 0.55 | 23,946.12 | 6.63 | 0.00 | 23,946.12 | |
| | | crent | Rent | | 1326-26 | NRA | 3,610.00 | 04/20/2012 | 05/29/2017 | 6,228.32 | 1.72 | 74,739.84 | 20.70 | 0.00 | 74,739.84 | |
| | | Options | Type | Status | Who | Date | Valid Thru Date | Term | Earliest | Latest | Monthly... | Description | Time of... | | | |
| | | Renewal | Active | Active | Tenant | 05/29/2022 | | 60 | 03/30/2022 | 8,982.38 | 2.5 Year Renewal Option | | | | | |
| | | Renewal | Active | Active | Tenant | 05/29/2027 | | 60 | 03/30/2027 | 9,882.38 | 2.5 Year Renewal Option | | | | | |
| | | Renewal | Active | Active | Tenant | 05/29/2032 | | 60 | 03/30/2032 | 10,872.12 | 3-5 Year Renewal Option | | | | | |
| | | Options Rent... | Charge | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | Fee Amount | |
| | | crent | | | 1326-26 | NRA | 3,610.00 | 05/30/2022 | 8,982.38 | 2.48 | 107,830.68 | 29.87 | 0.00 | 107,830.68 | | |
| | | crent | | | 1326-26 | NRA | 3,610.00 | 05/29/2032 | 9,882.38 | 2.73 | 118,588.56 | 32.85 | 0.00 | 118,588.56 | | |
| | | crent | | | 1326-26 | NRA | 3,610.00 | 05/30/2032 | 10,872.12 | 3.01 | 130,465.44 | 36.14 | 0.00 | 130,465.44 | | |

Sunday, January 18, 2015
03:27 PM

| Property/ | Unit(s) | By Property |
|-----------|---------|-------------|
| Property | | |

| Property | Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec./Area | Annual Misc./Area | Security Deposit Received | LOC Amount/ Bank Guarantee | |
|--|----------------|---|------------------|----------|------------|-----------------|------------|---------------|--------------|-------------------------|-------------|------------------|------------------|-------------------|---------------------------|----------------------------|--|
| Lake Park Pointe Shopping Center (lppsc) | 1332 | Advanced Medical Imaging Center (8004182) | Retail/Net Lease | 1,356.00 | 06/01/2000 | 06/30/2019 | 229 | 14.58 | 3,236.32 | 2.39 | 38,835.84 | 28.64 | 8.63 | 0.00 | 0.00 | 0.00 | |
| Lake Park Pointe Shopping Center (lppsc) | Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | Notes | | | | | | | |
| | 1332 | 1332 | | | 06/01/2014 | 06/30/2019 | 06/01/2014 | | 1,356.00 | | | | | | | | |
| | Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | | | |
| | | rent | Rent | 1332 | NRA | 1,356.00 | 06/01/2014 | 06/30/2018 | 3,236.32 | 2.38 | 38,835.84 | 28.64 | 0.00 | 38,835.84 | | | |
| | | rent | Rent | 1332 | NRA | 1,356.00 | 07/01/2016 | 06/30/2017 | 3,333.50 | 2.45 | 40,002.00 | 29.50 | 0.00 | 40,002.00 | | | |
| | | rent | Rent | 1332 | NRA | 1,356.00 | 06/30/2018 | 06/30/2018 | 3,432.94 | 2.53 | 41,195.28 | 30.38 | 0.00 | 41,195.28 | | | |
| | | rent | Rent | 1332 | NRA | 1,356.00 | 07/01/2018 | 06/30/2019 | 3,536.90 | 2.60 | 42,442.80 | 31.30 | 0.00 | 42,442.80 | | | |
| | Charge Sche... | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | | | |
| | | cestrcam | CAM | 1332 | NRA | 1,356.00 | 06/01/2014 | 06/30/2019 | 338.63 | 0.25 | 4,063.56 | 2.99 | 0.00 | 4,063.56 | | | |
| | | cestrtax | CAM | 1332 | NRA | 1,356.00 | 06/01/2014 | 06/30/2019 | 749.56 | 0.55 | 8,994.72 | 6.63 | 0.00 | 8,994.72 | | | |
| | | rent | Rent | 1332 | NRA | 1,356.00 | 08/01/2014 | 08/30/2018 | 3,236.32 | 2.38 | 38,835.84 | 28.64 | 0.00 | 38,835.84 | | | |
| Lake Park Pointe Shopping Center (lppsc) | 1338 | Kerwood Cleaners (8004244) | Retail/Net Lease | 1,635.00 | 03/14/2008 | 03/13/2018 | 120 | 6.83 | 3,883.13 | 2.38 | 46,597.56 | 28.50 | 9.58 | 0.00 | 9,800.00 | 0.00 | |
| Lake Park Pointe Shopping Center (lppsc) | Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | Notes | | | | | | | |
| | 1336 | 1336 | | | 03/14/2008 | 03/13/2018 | 03/14/2008 | | 1,635.00 | | | | | | | | |
| | Rent Steps | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | | | |
| | | rent | Rent | 1336 | NRA | 1,635.00 | 03/14/2013 | 03/13/2018 | 3,883.13 | 2.37 | 46,597.56 | 28.50 | 0.00 | 46,597.56 | | | |
| | Charge Sche... | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | | | |
| | | cestrcam | CAM | 1336 | NRA | 1,635.00 | 01/01/2013 | 03/13/2018 | 401.95 | 0.24 | 4,823.40 | 2.95 | 0.00 | 4,823.40 | | | |
| | | cestrtax | CAM | 1336 | NRA | 1,635.00 | 01/01/2013 | 03/13/2018 | 903.79 | 0.55 | 10,845.48 | 6.63 | 0.00 | 10,845.48 | | | |
| | | rent | Rent | 1336 | NRA | 1,635.00 | 03/14/2013 | 03/13/2018 | 3,883.13 | 2.37 | 46,597.56 | 28.50 | 0.00 | 46,597.56 | | | |
| | Options | Type | Status | Who | Date | Valid Thru Date | Term | Earliest | Latest | Monthly... | Description | | | | | | |
| | Renewal | Active | | Landlord | 03/13/2018 | | 60 | 03/13/2018 | 4,223.75 | 1-5 Year Renewal Option | | | | | | | |

Tenancy Schedule

Property: lppsc As of Date: 12/31/2014 By Property:

Property

Unit(s)

Leads

Base Type

Area

Lease From

base To

Term

Agency

ent M

Annuaire

usual

Anti-

Security

1

| Lease Agreement Details | | | | | | | | | | | | | | | |
|-------------------------|----------------------|------------------|----------|------------|------------|-------------|-------------|-------------|-------------|-------------------------|-------------|----------------------------------|------------|------------|--------|
| Options Rent... | | Renewal | | Active | | Landlord | | 60 | | 03/13/2023 | | 4,838.88 2-5 Year Renewal Option | | | |
| Charge | Unit | Area | Label | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | Fee | Amount | | |
| Options Rent... | rent | 1336 | NRA | 03/14/2018 | 03/13/2019 | 4,223.75 | 2.58 | 50,685.00 | 31.00 | 0.00 | 50,685.00 | | | | |
| | rent | 1336 | NRA | 03/14/2019 | 03/13/2020 | 4,223.75 | 2.58 | 50,685.00 | 31.00 | 0.00 | 50,685.00 | | | | |
| | rent | 1336 | NRA | 03/14/2020 | 03/13/2021 | 4,223.75 | 2.58 | 50,685.00 | 31.00 | 0.00 | 50,685.00 | | | | |
| | rent | 1336 | NRA | 03/14/2021 | 03/13/2022 | 4,223.75 | 2.58 | 50,685.00 | 31.00 | 0.00 | 50,685.00 | | | | |
| | rent | 1336 | NRA | 03/14/2022 | 03/13/2023 | 4,223.75 | 2.58 | 50,685.00 | 31.00 | 0.00 | 50,685.00 | | | | |
| Options Rent... | rent | 1336 | NRA | 03/14/2023 | 03/13/2024 | 4,836.88 | 2.95 | 58,042.56 | 35.50 | 0.00 | 58,042.56 | | | | |
| | rent | 1336 | NRA | 03/14/2024 | 03/13/2025 | 4,836.88 | 2.95 | 58,042.56 | 35.50 | 0.00 | 58,042.56 | | | | |
| | rent | 1336 | NRA | 03/14/2025 | 03/13/2026 | 4,836.88 | 2.95 | 58,042.56 | 35.50 | 0.00 | 58,042.56 | | | | |
| | rent | 1336 | NRA | 03/14/2026 | 03/13/2027 | 4,836.88 | 2.95 | 58,042.56 | 35.50 | 0.00 | 58,042.56 | | | | |
| | rent | 1336 | NRA | 03/14/2027 | 03/13/2028 | 4,836.88 | 2.95 | 58,042.56 | 35.50 | 0.00 | 58,042.56 | | | | |
| 1340 | Footlocker (0004242) | Retail-Net Lease | 5,711.00 | 10/15/1999 | 01/31/2016 | 196 | 15.26 | 5,829.88 | 1.02 | 69,969.76 | 12.25 | 8.69 | 0.00 | 9,042.21 | 0.00 |
| Spaces | Unit Code | Building | Floor | From | To | Move In | Location | Area | | | | Notes | | | |
| | 1340 | | | 10/15/1999 | 01/31/2016 | 10/15/1999 | | 5,711.00 | | | | | | | |
| Rent Steps | Charge | Type | Unit | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee | Amount | Annual ... | |
| | rent | Rent | 1340 | NRA | 5,711.00 | 02/01/2013 | 01/31/2016 | 5,829.98 | 1.02 | 69,959.76 | 12.25 | 0.00 | 69,959.76 | | |
| Charge Schedules | Charge | Type | Unit | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee | Amount | Annual ... | |
| Options | costcam | CAM | 1340 | NRA | 5,711.00 | 01/01/2013 | 01/31/2016 | 1,405.25 | 0.24 | 16,863.00 | 2.95 | 0.00 | 16,863.00 | | |
| | costtax | CAM | 1340 | NRA | 5,711.00 | 01/01/2013 | 01/31/2016 | 3,156.89 | 0.55 | 37,882.68 | 6.63 | 0.00 | 37,882.68 | | |
| | rent | Rent | 1340 | NRA | 5,711.00 | 02/01/2013 | 01/31/2016 | 5,829.98 | 1.02 | 69,959.76 | 12.25 | 0.00 | 69,959.76 | | |
| Options | Type | Status | Who | Date | Valid Thru | Term | Earliest | Latest | Monthly... | Description | Time of... | | | | |
| | Renewal | Active | Landlord | 01/31/2015 | | 123 | | 08/04/2014 | 10,924.08 | 2-5 Year Renewal Option | | | | | |
| | Renewal | Active | Landlord | 01/31/2020 | | 123 | | 08/04/2019 | 12,016.97 | 3-5 Year Renewal Option | | | | | |
| Options Rent... | Charge | Unit | Area | Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Annual ... | Fee | Amount |
| | rent | 1340 | NRA | | 5,711.00 | 02/01/2014 | 01/31/2015 | 9,930.98 | 1.73 | 119,171.76 | 20.86 | 0.00 | 119,171.76 | | |
| | rent | 1340 | NRA | | 0.00 | 02/01/2015 | 01/31/2016 | 10,924.08 | 0.00 | 131,088.96 | 0.00 | 0.00 | 131,088.96 | | |

Tenancy Schedule

Property: 11ppsc As of Date: 12/31/2014 By Property

Property: 11ppsc As of Date: 12/31/2014 By Property

| Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec/Area | Annual Misc/Area | Security Deposit Received | LOC Amount/Bank Guarantee |
|-----------------|---------------------------|------------------|------------|------------|-----------------|------------|---------------|--------------|-------------------------|-------------|------------------|-----------------|------------------|---------------------------|---------------------------|
| 1340 | rent | 1340 | NRA | 0.00 | 02/01/2016 | 01/31/2017 | 10,924.08 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 0.00 | 02/01/2017 | 01/31/2018 | 10,924.08 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 0.00 | 02/01/2018 | 01/31/2019 | 10,924.08 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 0.00 | 02/01/2019 | 01/31/2020 | 10,924.08 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 131,088.96 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 5,711.00 | 02/01/2020 | 01/31/2021 | 12,016.97 | 2.10 | 144,203.84 | 25.25 | 144,203.84 | 0.00 | 144,203.84 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 5,711.00 | 02/01/2021 | 01/31/2022 | 12,016.97 | 2.10 | 144,203.84 | 25.25 | 144,203.84 | 0.00 | 144,203.84 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 5,711.00 | 02/01/2022 | 01/31/2023 | 12,016.97 | 2.10 | 144,203.84 | 25.25 | 144,203.84 | 0.00 | 144,203.84 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 5,711.00 | 02/01/2023 | 01/31/2024 | 12,016.97 | 2.10 | 144,203.84 | 25.25 | 144,203.84 | 0.00 | 144,203.84 | 0.00 | 0.00 |
| 1340 | rent | 1340 | NRA | 5,711.00 | 02/01/2024 | 01/31/2025 | 12,016.97 | 2.10 | 144,203.84 | 25.25 | 144,203.84 | 0.00 | 144,203.84 | 0.00 | 0.00 |
| 1350 | Weight Watchers (0004255) | Retail-Net Lease | 2,005.00 | 09/22/2011 | 08/21/2016 | 60 | 3.41 | 3,806.66 | 1.90 | 45,679.92 | 22.78 | 9.59 | 0.00 | 0.00 | 0.00 |
| 1350 | Unit Code | Building | Floor | From | To | Move In | Location | Area | Notes | | | | | | |
| 1350 | 1350 | | | 08/22/2011 | 08/15/2011 | | | 2,005.00 | | | | | | | |
| 1350 | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee | Amount | Annual... |
| 1350 | rent | Rent | 1350 | NRA | 2,005.00 | 01/01/2012 | 08/21/2016 | 3,806.66 | 1.89 | 45,679.92 | 22.78 | 0.00 | 45,679.92 | | |
| 1350 | Charge | Type | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee | Amount | Annual... |
| 1350 | eastcam | CAM | 1350 | NRA | 2,005.00 | 01/01/2013 | 08/21/2016 | 494.53 | 0.24 | 5,934.36 | 2.96 | 0.00 | 5,934.36 | | |
| 1350 | easttax | CAM | 1350 | NRA | 2,005.00 | 01/01/2013 | 08/21/2016 | 1,108.31 | 0.55 | 13,299.72 | 6.63 | 0.00 | 13,299.72 | | |
| 1350 | rent | Rent | 1350 | NRA | 2,005.00 | 01/01/2012 | 08/21/2016 | 3,806.66 | 1.89 | 45,679.92 | 22.78 | 0.00 | 45,679.92 | | |
| Options | Type | Status | Who | Date | Valid Till Date | Term | Earliest | Latest | Monthly... | Annual | Annual/Area | Manag... | Fee | Amount | Annual... |
| Options | Renewal | Active | Tenant | 08/14/2016 | | 60 | 02/16/2016 | 3,882.79 | 1.5 Year Renewal Option | | | | | | |
| Options Rent... | Charge | Unit | Area Label | Area | From | To | Monthly Amt | Amt/Area | Annual | Annual/Area | Manag... | Fee | Amount | Annual... | Time of... |
| 1350 | rent | 1350 | NRA | 0.00 | 08/15/2016 | 08/14/2017 | 3,882.79 | 0.00 | 46,593.48 | 0.00 | 46,593.48 | 0.00 | 46,593.48 | | |
| 1350 | rent | 1350 | NRA | 0.00 | 08/15/2017 | 08/14/2018 | 3,960.45 | 0.00 | 47,525.40 | 0.00 | 47,525.40 | 0.00 | 47,525.40 | | |
| 1350 | rent | 1350 | NRA | 0.00 | 08/15/2018 | 08/14/2019 | 4,038.86 | 0.00 | 48,475.92 | 0.00 | 48,475.92 | 0.00 | 48,475.92 | | |
| 1350 | rent | 1350 | NRA | 0.00 | 08/15/2019 | 08/14/2020 | 4,120.45 | 0.00 | 49,445.40 | 0.00 | 49,445.40 | 0.00 | 49,445.40 | | |
| 1350 | rent | 1350 | NRA | 0.00 | 08/15/2020 | 08/14/2021 | 4,202.86 | 0.00 | 50,434.32 | 0.00 | 50,434.32 | 0.00 | 50,434.32 | | |
| 1350 | Weight Watchers (0004255) | Retail-Net Lease | 3,483.00 | 03/19/2012 | 03/19/2022 | 120 | 2.83 | 6,239.78 | 1.79 | 74,877.36 | 21.44 | 9.78 | 0.00 | 0.00 | 0.00 |

ଉତ୍ତରାଧିପତି

Sunday, January 18, 2015

Tenancy Schedule

Property: IPPAC As of Date: 12/31/2014 By Property

| Property | Unit(s) | Lease | Lease Type | Area | Lease From | Lease To | Term | Tenancy Years | Monthly Rent | Monthly Rent/Area | Annual Rent | Annual Rent/Area | Annual Rec/Area | Annual Misc/Area | Security Deposit Received | LOC Amount/ Bank Guarantee |
|--|---------|------------------|---------------|-----------|------------|------------|------------|---------------|--------------|-------------------|-------------|------------------|-----------------|------------------|---------------------------|----------------------------|
| Lake Park Pointe Shopping Center (ippac) | 1295 | VACANT | | 10,662.00 | | | | | | | | | | | | |
| | | acre | 1358 | NRA | 3,493.00 | 06/26/2034 | 06/26/2035 | 8,404.08 | 2.40 | 100.848.96 | 28.87 | 0.00 | 100.848.96 | | | |
| | | acre | 1358 | NRA | 3,493.00 | 06/26/2035 | 08/26/2036 | 8,530.14 | 2.44 | 102,361.68 | 29.30 | 0.00 | 102,361.68 | | | |
| Lake Park Pointe Shopping Center (ippac) | 1300-M1 | VACANT | | 2,200.00 | | | | | | | | | | | | |
| Lake Park Pointe Shopping Center (ippac) | 1300-M2 | VACANT | | 2,500.00 | | | | | | | | | | | | |
| Lake Park Pointe Shopping Center (ippac) | 1305 | VACANT | | 2,930.00 | | | | | | | | | | | | |
| Occupancy Summary | | | | | | | | | | | | | | | | |
| Occupied Area | | Area | Percentage | | | | | | | | | | | | | |
| | | 64,496.00 | 77.91 | | | | | | | | | | | | | |
| Vacant Area | | 18,292.00 | 22.09 | | | | | | | | | | | | | |
| Total | | 82,788.00 | 100.00 | | | | | | | | | | | | | |
| Summary by Charge Code | | | | | | | | | | | | | | | | |
| Estimated CAM (cestdcam) | | Monthly Amount | | | | | | | | | | | | | | |
| Estimated Real Estate Tax (cestdtax) | | 12,736.51 | | | | | | | | | | | | | | |
| Rental Income-Commercial (crent) | | 13,991.81 | | | | | | | | | | | | | | |
| | | 93,130.00 | | | | | | | | | | | | | | |
| Occupancy Summary | | | | | | | | | | | | | | | | |
| Total Occupied Area | | Area | Percentage | | | | | | | | | | | | | |
| | | 64,496.00 | 77.91 | | | | | | | | | | | | | |
| Total Vacant Area | | 18,292.00 | 22.09 | | | | | | | | | | | | | |
| Grand Total | | 82,788.00 | 100.00 | | | | | | | | | | | | | |

Statement of Cash Flow 2014

Lake Park Pointe Shopping Center (lppsc)

Cash Flow Statement

Period = Dec 2014

Book = Accrual - Free - yst - cl

| | Period to Date | % | Year to Date | % |
|--|-------------------|---------------|---------------------|---------------|
| 4000-0090 OPERATING INCOME | | | | |
| 4000-0101 INCOME-RETAIL | | | | |
| 4200-0000 Tenant Rent-Retail | 93,130.00 | 78.35 | 1,148,838.75 | 74.07 |
| 4203-0000 Free Rent | 0.00 | 0.00 | -3,236.32 | -0.21 |
| 4215-0300 CAM Reimbursement | 12,736.51 | 10.72 | 152,838.12 | 9.85 |
| 4230-0000 Reimbursed Real Estate Taxes | 13,991.81 | 11.77 | 167,901.72 | 10.82 |
| 4240-0000 PY Reimbursed CAM | 0.00 | 0.00 | -1,368.92 | -0.09 |
| 4241-0000 PY Reimbursed Taxes | 0.00 | 0.00 | 69,872.29 | 4.50 |
| 4250-9999 TOTAL INCOME-RETAIL | 119,858.32 | 100.83 | 1,534,845.64 | 98.95 |
| 4251-9999 OTHER INCOME-RETAIL | | | | |
| 4252-0000 Other Commercial Income | 0.00 | 0.00 | 16,970.54 | 1.09 |
| 4253-0000 Interest Income | 20.73 | 0.02 | 258.58 | 0.02 |
| 4295-0000 Bad Debt W/O-Retail | -1,012.94 | -0.85 | -1,012.94 | -0.07 |
| 4295-9999 TOTAL OTHER INCOME-RETAIL | -992.21 | -0.83 | 16,216.18 | 1.05 |
| 4400-9999 TOTAL INCOME | 118,866.11 | 100.00 | 1,551,061.82 | 100.00 |
| 6100-0000 BILLABLE EXPENSES-RETAIL | | | | |
| 6110-0000 Utilities | | | | |
| 6110-0100 Electricity | 1,518.73 | 1.28 | 9,498.61 | 0.61 |
| 6110-0500 Water | 1,915.77 | 1.61 | 11,808.45 | 0.76 |
| 6110-9999 Total Utilities | 3,434.50 | 2.89 | 21,307.06 | 1.37 |
| 6114-9999 Cleaning | | | | |
| 6115-0000 Cleaning | 4,200.00 | 3.53 | 23,076.66 | 1.49 |
| 6115-0400 Supplies | 0.00 | 0.00 | 338.57 | 0.02 |
| 6115-9999 Total Cleaning | 4,200.00 | 3.53 | 23,415.23 | 1.51 |
| 6119-9999 Trash Removal | | | | |
| 6120-0000 Trash Removal | 228.16 | 0.19 | 2,450.65 | 0.16 |
| 6120-9999 Total Trash Removal | 228.16 | 0.19 | 2,450.65 | 0.16 |
| 6124-9999 Repairs / Maintenance | | | | |
| 6125-0000 Repairs / Maintenance | 0.00 | 0.00 | 6,164.00 | 0.40 |
| 6125-0050 Exterior Bldg Maintenance | 0.00 | 0.00 | 3,750.47 | 0.24 |
| 6125-0100 Electrical Repairs / Supplies | 0.00 | 0.00 | 2,314.00 | 0.15 |
| 6125-0200 HVAC Repairs/Supplies | 0.00 | 0.00 | 3,124.55 | 0.20 |
| 6125-0300 Lighting | 0.00 | 0.00 | 1,420.48 | 0.09 |
| 6125-0400 Other Repairs / Supplies | 0.00 | 0.00 | 2,016.30 | 0.13 |
| 6125-0600 Pest Control | 80.00 | 0.07 | 480.00 | 0.03 |
| 6125-0700 Plumbing Repairs | 0.00 | 0.00 | 4,635.76 | 0.30 |
| 6125-0800 Roof Maintenance Contract | 0.00 | 0.00 | 2,798.00 | 0.18 |
| 6125-0900 Roof Maintenance Repairs | 0.00 | 0.00 | 3,760.00 | 0.24 |
| 6125-0998 Total Repairs / Maintenance | 80.00 | 0.07 | 30,463.56 | 1.96 |
| 6125-0999 Salaries / Wages | | | | |
| 6125-1000 Salaries / Wages | 0.00 | 0.00 | 1,416.17 | 0.09 |
| 6125-9999 Total Salaries / Wages | 0.00 | 0.00 | 1,416.17 | 0.09 |

Lake Park Pointe Shopping Center (lppsc)

Page 2

Cash Flow Statement

Period = Dec 2014

Book = Accrual ; Tree = ysl_cf

| | Period to Date | % | Year to Date | % |
|---|------------------|--------------|-------------------|--------------|
| 6129-9999 Snow Removal | | | | |
| 6130-0000 Snow Removal | 640.00 | 0.54 | 49,989.39 | 3.22 |
| 6130-9999 Total Snow Removal | 640.00 | 0.54 | 49,989.39 | 3.22 |
| 6134-9999 Landscaping | | | | |
| 6135-0000 Landscaping | 0.00 | 0.00 | 3,315.00 | 0.21 |
| 6135-9999 Total Landscaping | 0.00 | 0.00 | 3,315.00 | 0.21 |
| 6144-9999 Elevator / Escalator | | | | |
| 6145-0000 Elevator / Escalator | 181.89 | 0.15 | 3,152.32 | 0.20 |
| 6145-0500 Telephone | 10.00 | 0.01 | 397.00 | 0.03 |
| 6145-9999 Total Elevator / Escalator | 191.89 | 0.16 | 3,549.32 | 0.23 |
| 6149-9999 Parking / Garage | | | | |
| 6150-0000 Parking / Garage | 0.00 | 0.00 | 36,715.00 | 2.37 |
| 6150-0200 Repairs | 0.00 | 0.00 | 8,000.00 | 0.52 |
| 6150-0600 Parking Lot Signage | 0.00 | 0.00 | 261.87 | 0.02 |
| 6150-9999 Total Parking / Garage | 0.00 | 0.00 | 44,976.87 | 2.90 |
| 6160-0000 Security | | | | |
| 6160-0100 Fire Alarm Monitoring | 169.95 | 0.14 | 4,319.41 | 0.28 |
| 6160-0400 Patrols | 17,635.92 | 14.84 | 113,322.57 | 7.31 |
| 6160-0500 Phones | 414.32 | 0.35 | 3,547.31 | 0.23 |
| 6160-9999 Total Security | 18,220.19 | 15.33 | 121,189.29 | 7.81 |
| 6164-9999 Leasing / Marketing | | | | |
| 6165-0800 Signage | 0.00 | 0.00 | 225.00 | 0.01 |
| 6165-9999 Total Leasing / Marketing | 0.00 | 0.00 | 225.00 | 0.01 |
| 6169-9999 General / Administrative | | | | |
| 6170-0400 Other G / A | 281.12 | 0.24 | 3,373.33 | 0.22 |
| 6170-9999 Total General / Administrative | 281.12 | 0.24 | 3,373.33 | 0.22 |
| 6199-9999 TOTAL BILLABLE EXPENSES-RETAIL | 27,275.86 | 22.95 | 305,670.87 | 19.71 |
| 6200-0000 NON-BILLABLE EXPENSES-RETAIL | | | | |
| 6210-0000 Utilities - Landlord | | | | |
| 6210-0100 Electricity | 7,583.12 | 6.38 | 63,730.93 | 4.11 |
| 6210-0200 Heat/Gas | 588.78 | 0.50 | 8,969.45 | 0.58 |
| 6211-9999 Total Utilities - Landlord | 8,171.90 | 6.87 | 72,700.38 | 4.69 |
| 6215-0000 Cleaning | | | | |
| 6215-0100 Cleaning - Non Billable | 0.00 | 0.00 | 340.00 | 0.02 |
| 6215-0200 Cleaning - Tenant Specific | 0.00 | 0.00 | 615.00 | 0.04 |
| 6215-9999 Total Cleaning | 0.00 | 0.00 | 955.00 | 0.06 |

Lake Park Pointe Shopping Center (lppsc)

Page 3

Cash Flow Statement

Period = Dec 2014

Book = Accrual ; Tree = ysl_cf

| | Period to Date | % | Year to Date | % |
|---|-------------------|---------------|--------------------|--------------|
| 6225-0000 Repairs / Maintenance | | | | |
| 6225-0100 Common Area/Vacant | 0.00 | 0.00 | 2,679.09 | 0.17 |
| 6225-0300 Roof Maintenance Repairs | 0.00 | 0.00 | 5,235.00 | 0.34 |
| 6225-0400 Tenant Specific | 0.00 | 0.00 | 10,660.00 | 0.69 |
| 6225-9999 Total Repairs / Maintenance | 0.00 | 0.00 | 18,574.09 | 1.20 |
| 6245-0000 General / Administrative | | | | |
| 6245-0200 Bank Fees | 0.00 | 0.00 | 50.00 | 0.00 |
| 6245-0250 Late Fees | 0.00 | 0.00 | 323.56 | 0.02 |
| 6245-0300 Common Area/Vacant | 724.00 | 0.61 | 4,021.30 | 0.26 |
| 6245-0400 Equipment/Supplies | 0.00 | 0.00 | 90.08 | 0.01 |
| 6245-0600 Other G / A | 2,000.00 | 1.68 | 4,094.47 | 0.26 |
| 6245-0900 Postage / Fed Ex | 0.00 | 0.00 | 18.11 | 0.00 |
| 6251-0000 Taxes/Payroll | 80.00 | 0.07 | 0.00 | 0.00 |
| 6252-9999 Total General / Administrative | 2,804.00 | 2.36 | 8,597.52 | 0.55 |
| 6265-0000 Leasing / Marketing | | | | |
| 6265-0100 Advertising / Promotion | 0.00 | 0.00 | 1,700.00 | 0.11 |
| 6265-0500 Other Marketing | 0.00 | 0.00 | 327.00 | 0.02 |
| 6265-0800 Signage | 0.00 | 0.00 | 880.00 | 0.06 |
| 6265-9999 Total Leasing / Marketing | 0.00 | 0.00 | 2,907.00 | 0.19 |
| 6299-9998 TOTAL NON-BILLABLE EXPENSES-RETAIL | 10,975.90 | 9.23 | 103,733.99 | 6.69 |
| 6609-9999 OTHER OPERATING EXPENSES | | | | |
| 6610-0200 Real Estate Taxes | 45,299.66 | 38.11 | 543,595.92 | 35.05 |
| 6610-0215 Prior Year Tax Adjustment | 0.00 | 0.00 | -78,364.74 | -5.05 |
| 6620-0000 Insurance | 3,503.17 | 2.95 | 40,847.51 | 2.63 |
| 6630-0000 Management Fee | 5,417.05 | 4.56 | 53,267.05 | 3.43 |
| 6640-0000 Legal Fees | 2,234.90 | 1.88 | 20,901.65 | 1.35 |
| 6680-0140 Other Taxes and Fees | 0.00 | 0.00 | 4.00 | 0.00 |
| 6698-9996 TOTAL OTHER OPERATING EXPENSES | 56,454.78 | 47.49 | 580,251.39 | 37.41 |
| 6698-9997 TOTAL OPERATING EXPENSES | 94,706.54 | 79.68 | 989,656.25 | 63.81 |
| 6698-9998 TOTAL NET OPER INCOME(LOSS) | 24,159.57 | 20.32 | 561,405.57 | 36.19 |
| 6698-9999 NON OPERATING EXPENSES | | | | |
| 6700-0000 Interest Expense | 31,756.27 | 26.72 | 374,904.50 | 24.17 |
| 6727-0000 State/Federal Filing Fees | 0.00 | 0.00 | 250.00 | 0.02 |
| 6729-0000 Tax Preparation Fees | -80.00 | -0.07 | 240.00 | 0.02 |
| 6735-0000 Consulting/Professional Fees | 5,200.00 | 4.37 | 33,078.11 | 2.13 |
| 6735-0500 Donations/Contributions | 0.00 | 0.00 | 1,500.00 | 0.10 |
| 6810-0000 Depreciation/Amortization | 21,173.92 | 17.81 | 254,087.04 | 16.38 |
| 6900-9999 TOTAL NON OPERATING EXPENSES | 58,050.19 | 48.84 | 664,059.65 | 42.81 |
| 9500-0000 NET PROFIT/LOSS | -33,890.62 | -28.51 | -102,654.08 | -6.62 |

ADJUSTMENTS

Lake Park Pointe Shopping Center (lppsc)

Page 4

Cash Flow Statement

Period = Dec 2014

Book = Accrual ; Tree = ysi_cf

| | Period to Date | % | Year to Date | % |
|---------------------------------------|----------------|--------|--------------|--------|
| 1021-0100 Insurance Escrow | -6,697.28 | -5.63 | -43,532.32 | -2.81 |
| 1110-0000 A/R - Under 90 days | 1,053.27 | 0.89 | 69,617.42 | 4.49 |
| 1131-0980 Due To/From Misc. | 23,680.76 | 19.92 | 0.00 | 0.00 |
| 1210-0100 Prepaid Insurance | 3,503.17 | 2.95 | -1,190.49 | -0.08 |
| 1210-0300 Prepaid Other Expenses | -31,280.81 | -26.32 | -30,330.12 | -1.96 |
| 1265-1000 Deposit-Electric/Gas | 0.00 | 0.00 | -2,648.34 | -0.17 |
| 1502-0600 Loan Fees | 0.00 | 0.00 | -90,000.00 | -5.80 |
| 1516-0000 Leasing Commissions | 0.00 | 0.00 | -51,015.84 | -3.29 |
| 1750-0000 Accum Depreciation | 20,286.00 | 17.07 | 243,432.00 | 15.69 |
| 1760-0000 Accum Amortization | 887.92 | 0.75 | 10,655.04 | 0.69 |
| 2000-0000 Accounts Payable | -36,539.09 | -30.74 | -277,634.26 | -17.90 |
| 2017-0000 Other Accrued Expenses | 17,816.29 | 14.99 | -550,031.69 | -35.46 |
| 2027-0000 A/P - Miscellaneous | 0.00 | 0.00 | 284,905.09 | 18.37 |
| 2050-0000 Accrued RE / Property Taxes | 45,299.66 | 38.11 | 825,387.84 | 53.21 |
| 2100-1000 Unearned Income | 58,549.15 | 49.26 | 59,140.17 | 3.81 |
| 2210-0000 Security Deposit Commercial | 2,120.40 | 1.78 | 2,120.40 | 0.14 |

| | | | | |
|--------------------------|------------------|--------------|-------------------|--------------|
| TOTAL ADJUSTMENTS | 98,679.44 | 83.02 | 448,874.90 | 28.94 |
|--------------------------|------------------|--------------|-------------------|--------------|

| | | | | |
|------------------|------------------|--------------|-------------------|--------------|
| CASH FLOW | 64,788.82 | 54.51 | 346,220.82 | 22.32 |
|------------------|------------------|--------------|-------------------|--------------|

| | Period to Date | Beginning Balance | Ending Balance | Difference |
|-----------|--------------------------------|-------------------|-------------------|------------------|
| 1010-0000 | Cash - On Site | 388,210.16 | 401,612.64 | 13,402.48 |
| 1010-0115 | Cash-CAM Account | 151,589.56 | 175,350.03 | 23,760.47 |
| 1010-0116 | Cash-RE Tax Account | 205,237.73 | 232,861.44 | 27,623.71 |
| 1020-0100 | Cash in Bank-Security Deposits | 23,961.47 | 23,963.63 | 2.16 |
| | Total Cash | 768,998.92 | 833,787.74 | 64,788.82 |

| | Year to Date | Beginning Balance | Ending Balance | Difference |
|-----------|--------------------------------|-------------------|-------------------|-------------------|
| 1010-0000 | Cash - On Site | 240,414.82 | 401,612.64 | 161,197.82 |
| 1010-0115 | Cash-CAM Account | 26,446.66 | 175,350.03 | 148,903.37 |
| 1010-0116 | Cash-RE Tax Account | 196,766.34 | 232,861.44 | 36,095.10 |
| 1020-0100 | Cash in Bank-Security Deposits | 23,939.10 | 23,963.63 | 24.53 |
| | Total Cash | 487,566.92 | 833,787.74 | 346,220.82 |

Income Statement 2014

Lake Park Pointe Shopping Center (lppsc)

Page 1

Income Statement

Period = Dec 2014

Book = Accrual, Tree = yst_is

| | Period to Date | % | Year to Date | % |
|--|-------------------|---------------|---------------------|---------------|
| 4000-0000 OPERATING INCOME | | | | |
| 4000-0101 INCOME-RETAIL | | | | |
| 4200-0000 Tenant Rent-Retail | 93,130.00 | 78.35 | 1,148,838.75 | 74.07 |
| 4203-0000 Free Rent | 0.00 | 0.00 | -3,236.32 | -0.21 |
| 4215-0300 CAM Reimbursement | 12,736.51 | 10.72 | 152,838.12 | 9.85 |
| 4230-0000 Reimbursed Real Estate Taxes | 13,991.81 | 11.77 | 167,901.72 | 10.82 |
| 4240-0000 PY Reimbursed CAM | 0.00 | 0.00 | -1,368.92 | -0.09 |
| 4241-0000 PY Reimbursed Taxes | 0.00 | 0.00 | 69,872.29 | 4.50 |
| 4250-9999 TOTAL INCOME-RETAIL | 119,858.32 | 100.83 | 1,534,845.64 | 98.95 |
| 4251-9999 OTHER INCOME-RETAIL | | | | |
| 4252-0000 Other Commercial Income | 0.00 | 0.00 | 16,970.54 | 1.09 |
| 4253-0000 Interest Income | 20.73 | 0.02 | 258.58 | 0.02 |
| 4295-0000 Bad Debt W/O-Retail | -1,012.94 | -0.85 | -1,012.94 | -0.07 |
| 4295-9999 TOTAL OTHER INCOME-RETAIL | -992.21 | -0.83 | 16,216.18 | 1.05 |
| 4400-9999 TOTAL INCOME | 118,866.11 | 100.00 | 1,551,061.82 | 100.00 |
| 6100-0000 BILLABLE EXPENSES-RETAIL | | | | |
| 6110-0000 Utilities | | | | |
| 6110-0100 Electricity | 1,518.73 | 1.28 | 9,498.61 | 0.61 |
| 6110-0500 Water | 1,915.77 | 1.61 | 11,808.45 | 0.76 |
| 6110-9999 Total Utilities | 3,434.50 | 2.89 | 21,307.06 | 1.37 |
| 6114-9999 Cleaning | | | | |
| 6115-0000 Cleaning | 4,200.00 | 3.53 | 23,076.66 | 1.49 |
| 6115-0400 Supplies | 0.00 | 0.00 | 338.57 | 0.02 |
| 6115-9999 Total Cleaning | 4,200.00 | 3.53 | 23,415.23 | 1.51 |
| 6119-9999 Trash Removal | | | | |
| 6120-0000 Trash Removal | 228.16 | 0.19 | 2,450.65 | 0.16 |
| 6120-9999 Total Trash Removal | 228.16 | 0.19 | 2,450.65 | 0.16 |
| 6124-9999 Repairs / Maintenance | | | | |
| 6125-0000 Repairs / Maintenance | 0.00 | 0.00 | 6,164.00 | 0.40 |
| 6125-0050 Exterior Bldg Maintenance | 0.00 | 0.00 | 3,750.47 | 0.24 |
| 6125-0100 Electrical Repairs / Supplies | 0.00 | 0.00 | 2,314.00 | 0.15 |
| 6125-0200 HVAC Repairs/Supplies | 0.00 | 0.00 | 3,124.55 | 0.20 |
| 6125-0300 Lighting | 0.00 | 0.00 | 1,420.48 | 0.09 |
| 6125-0400 Other Repairs / Supplies | 0.00 | 0.00 | 2,016.30 | 0.13 |
| 6125-0600 Pest Control | 80.00 | 0.07 | 480.00 | 0.03 |
| 6125-0700 Plumbing Repairs | 0.00 | 0.00 | 4,635.76 | 0.30 |
| 6125-0800 Roof Maintenance Contract | 0.00 | 0.00 | 2,798.00 | 0.18 |
| 6125-0900 Roof Maintenance Repairs | 0.00 | 0.00 | 3,760.00 | 0.24 |
| 6125-9999 Total Repairs / Maintenance | 80.00 | 0.07 | 30,463.56 | 1.96 |
| 6125-9999 Salaries / Wages | | | | |
| 6125-1000 Salaries / Wages | 0.00 | 0.00 | 1,416.17 | 0.09 |
| 6125-9999 Total Salaries / Wages | 0.00 | 0.00 | 1,416.17 | 0.09 |

Lake Park Pointe Shopping Center (lppsc)

Page 2

Income Statement

Period = Dec 2014

Book = Accrual ; Tree = ysi_is

| | Period to Date | % | Year to Date | % |
|---|------------------|--------------|-------------------|--------------|
| 6129-9999 Snow Removal | | | | |
| 6130-0000 Snow Removal | 640.00 | 0.54 | 49,989.39 | 3.22 |
| 6130-9999 Total Snow Removal | 640.00 | 0.54 | 49,989.39 | 3.22 |
| 6134-9999 Landscaping | | | | |
| 6135-0000 Landscaping | 0.00 | 0.00 | 3,315.00 | 0.21 |
| 6135-9999 Total Landscaping | 0.00 | 0.00 | 3,315.00 | 0.21 |
| 6144-9999 Elevator / Escalator | | | | |
| 6145-0000 Elevator / Escalator | 181.89 | 0.15 | 3,152.32 | 0.20 |
| 6145-0500 Telephone | 10.00 | 0.01 | 397.00 | 0.03 |
| 6145-9999 Total Elevator / Escalator | 191.89 | 0.16 | 3,549.32 | 0.23 |
| 6149-9999 Parking / Garage | | | | |
| 6150-0000 Parking / Garage | 0.00 | 0.00 | 36,715.00 | 2.37 |
| 6150-0200 Repairs | 0.00 | 0.00 | 8,000.00 | 0.52 |
| 6150-0600 Parking Lot Signage | 0.00 | 0.00 | 261.87 | 0.02 |
| 6150-9999 Total Parking / Garage | 0.00 | 0.00 | 44,976.87 | 2.90 |
| 6160-0000 Security | | | | |
| 6160-0100 Fire Alarm Monitoring | 169.95 | 0.14 | 4,319.41 | 0.28 |
| 6160-0400 Patrols | 17,635.92 | 14.84 | 113,322.57 | 7.31 |
| 6160-0500 Phones | 414.32 | 0.35 | 3,547.31 | 0.23 |
| 6160-9999 Total Security | 18,220.19 | 15.33 | 121,189.29 | 7.81 |
| 6164-9999 Leasing / Marketing | | | | |
| 6165-0800 Signage | 0.00 | 0.00 | 225.00 | 0.01 |
| 6165-9999 Total Leasing / Marketing | 0.00 | 0.00 | 225.00 | 0.01 |
| 6169-9999 General / Administrative | | | | |
| 6170-0400 Other G / A | 281.12 | 0.24 | 3,373.33 | 0.22 |
| 6170-9999 Total General / Administrative | 281.12 | 0.24 | 3,373.33 | 0.22 |
| 6199-9999 TOTAL BILLABLE EXPENSES-RETAIL | 27,275.86 | 22.95 | 305,670.87 | 19.71 |
| 6200-0000 NON-BILLABLE EXPENSES-RETAIL | | | | |
| 6210-0000 Utilities - Landlord | | | | |
| 6210-0100 Electricity | 7,583.12 | 6.38 | 63,730.93 | 4.11 |
| 6210-0200 Heat/Gas | 588.78 | 0.50 | 8,969.45 | 0.58 |
| 6211-9999 Total Utilities - Landlord | 8,171.90 | 6.87 | 72,700.38 | 4.69 |
| 6215-0000 Cleaning | | | | |
| 6215-0100 Cleaning - Non Billable | 0.00 | 0.00 | 340.00 | 0.02 |
| 6215-0200 Cleaning - Tenant Specific | 0.00 | 0.00 | 615.00 | 0.04 |
| 6215-9999 Total Cleaning | 0.00 | 0.00 | 955.00 | 0.06 |

Lake Park Pointe Shopping Center (lppsc)

Page 3

Income Statement

Period = Dec 2014

Book = Accrual ; Tree = ysi_is

| | Period to Date | % | Year to Date | % |
|---|-------------------|---------------|--------------------|--------------|
| 6225-0000 Repairs / Maintenance | | | | |
| 6225-0100 Common Area/Vacant | 0.00 | 0.00 | 2,679.09 | 0.17 |
| 6225-0300 Roof Maintenance Repairs | 0.00 | 0.00 | 5,235.00 | 0.34 |
| 6225-0400 Tenant Specific | 0.00 | 0.00 | 10,660.00 | 0.69 |
| 6225-9999 Total Repairs / Maintenance | 0.00 | 0.00 | 18,574.09 | 1.20 |
| 6245-0000 General / Administrative | | | | |
| 6245-0200 Bank Fees | 0.00 | 0.00 | 50.00 | 0.00 |
| 6245-0250 Late Fees | 0.00 | 0.00 | 323.56 | 0.02 |
| 6245-0300 Common Area/Vacant | 724.00 | 0.61 | 4,021.30 | 0.26 |
| 6245-0400 Equipment/Supplies | 0.00 | 0.00 | 90.08 | 0.01 |
| 6245-0600 Other G / A | 2,000.00 | 1.68 | 4,094.47 | 0.26 |
| 6245-0900 Postage / Fed Ex | 0.00 | 0.00 | 18.11 | 0.00 |
| 6251-0000 Taxes/Payroll | 80.00 | 0.07 | 0.00 | 0.00 |
| 6252-9999 Total General / Administrative | 2,804.00 | 2.36 | 8,597.52 | 0.55 |
| 6265-0000 Leasing / Marketing | | | | |
| 6265-0100 Advertising / Promotion | 0.00 | 0.00 | 1,700.00 | 0.11 |
| 6265-0500 Other Marketing | 0.00 | 0.00 | 327.00 | 0.02 |
| 6265-0800 Signage | 0.00 | 0.00 | 880.00 | 0.06 |
| 6265-9999 Total Leasing / Marketing | 0.00 | 0.00 | 2,907.00 | 0.19 |
| 6299-9998 TOTAL NON-BILLABLE EXPENSES-RETAIL | 10,975.90 | 9.23 | 103,733.99 | 6.69 |
| 6609-9999 OTHER OPERATING EXPENSES | | | | |
| 6610-0200 Real Estate Taxes | 45,299.66 | 38.11 | 543,595.92 | 35.05 |
| 6610-0215 Prior Year Tax Adjustment | 0.00 | 0.00 | -78,364.74 | -5.05 |
| 6620-0000 Insurance | 3,503.17 | 2.95 | 40,847.51 | 2.63 |
| 6630-0000 Management Fee | 5,417.05 | 4.56 | 53,267.05 | 3.43 |
| 6640-0000 Legal Fees | 2,234.90 | 1.88 | 20,901.65 | 1.35 |
| 6680-0140 Other Taxes and Fees | 0.00 | 0.00 | 4.00 | 0.00 |
| 6698-9998 TOTAL OTHER OPERATING EXPENSES | 58,454.78 | 47.49 | 580,251.39 | 37.41 |
| 6698-9997 TOTAL OPERATING EXPENSES | 94,708.54 | 79.68 | 989,656.25 | 63.81 |
| 6698-9998 TOTAL NET OPER INCOME(LOSS) | 24,159.57 | 20.32 | 581,405.57 | 36.19 |
| 6698-9999 NON OPERATING EXPENSES | | | | |
| 6700-0000 Interest Expense | 31,756.27 | 26.72 | 374,904.50 | 24.17 |
| 6727-0000 State/Federal Filing Fees | 0.00 | 0.00 | 250.00 | 0.02 |
| 6729-0000 Tax Preparation Fees | -80.00 | -0.07 | 240.00 | 0.02 |
| 6735-0000 Consulting/Professional Fees | 5,200.00 | 4.37 | 33,078.11 | 2.13 |
| 6735-0500 Donations/Contributions | 0.00 | 0.00 | 1,500.00 | 0.10 |
| 6810-0000 Depreciation/Amortization | 21,173.92 | 17.81 | 254,087.04 | 16.38 |
| 6900-9999 TOTAL NON OPERATING EXPENSES | 58,050.19 | 48.84 | 684,059.85 | 42.81 |
| 9500-0000 NET PROFIT/LOSS | -33,890.62 | -28.51 | -102,654.08 | -6.62 |

Balance Sheet

2014

Lake Park Pointe Shopping Center (lppsc)

Page 1

Balance Sheet

Period = Dec 2014

Book = Accrual; Trn = ysi_bs

Current Balance

| | | |
|------------------|--|----------------------|
| 1000-0000 | ASSETS | |
| 1000-9999 | CURRENT ASSETS | |
| 1009-0000 | Cash and Reserves | |
| 1010-0000 | Cash - On Site | 401,812.64 |
| 1010-0115 | Cash-CAM Account | 175,350.03 |
| 1010-0116 | Cash-RE Tax Account | 232,861.44 |
| 1020-0100 | Cash in Bank-Security Deposits | 23,963.63 |
| 1021-0000 | Tax Escrow | -654,953.33 |
| 1021-0100 | Insurance Escrow | 24,503.84 |
| 1099-9999 | Total Cash and Reserves | 203,338.25 |
| 1100-0000 | Accounts Receivable | |
| 1110-0000 | A/R - Under 90 days | 605,453.81 |
| 1199-9000 | Total Accounts Receivable | 605,453.81 |
| 1199-9999 | Prepaid | |
| 1210-0100 | Prepaid Insurance | 21,018.99 |
| 1210-0300 | Prepaid Other Expenses | 31,901.83 |
| 1210-9999 | Total Prepaid | 52,920.82 |
| 1250-0000 | Miscellaneous Deposit | |
| 1265-1000 | Deposit-Electric/Gas | 7,408.34 |
| 1269-9999 | Total Miscellaneous Deposit | 7,408.34 |
| 1290-0000 | Other Assets | |
| 1290-0100 | Other Assets | 4,349.00 |
| 1299-9999 | Total Other Assets | 4,349.00 |
| 1301-9999 | TOTAL CURRENT ASSETS | 873,470.22 |
| 1399-9999 | FIXED ASSETS | |
| 1400-0000 | Land Acquisitions | |
| 1400-0100 | Developed Land | 500,000.00 |
| 1401-9999 | Total Land Acquisitions | 500,000.00 |
| 1405-0000 | Land - Prof Fees | |
| 1405-0100 | Architect_Engineering Fees | 95,407.06 |
| 1405-0300 | Legal Fees | 26,595.00 |
| 1405-0400 | Other Professional Fees | 51,441.93 |
| 1405-9999 | Total Land - Prof Fees | 173,443.99 |
| 1474-9999 | Construction In Progress | |
| 1475-0000 | Construction in Progress | 37,589.97 |
| 1475-9999 | Total Construction In Progress | 37,589.97 |
| 1500-0000 | Building Acquisitions | |
| 1500-0100 | Building Acquisitions | 8,327,307.07 |
| 1502-0600 | Loan Fees | 90,109.00 |
| 1502-0950 | Organization Costs | 1,475.00 |
| 1502-9999 | Total Building Acquisitions | 8,418,891.07 |
| 1510-0000 | Building Improvements | |
| 1514-0100 | Construction Management | 675,074.00 |
| 1514-0400 | Tenant Improvements | 329,416.33 |
| 1516-0000 | Leasing Commissions | 588,462.86 |
| 1530-9999 | Total Building Improvements | 1,592,953.19 |
| 1749-9999 | Depreciation/Amortization | |
| 1750-0000 | Accum Depreciation | -3,410,674.33 |
| 1760-0000 | Accum Amortization | -413,573.88 |
| 1760-9999 | Total Depreciation/Amortization | -3,824,248.21 |
| 1998-9999 | TOTAL FIXED ASSETS | 6,886,630.01 |

Lake Park Pointe Shopping Center (lppsc)

Page 2

Balance Sheet

Period = Dec 2014

Book = Accrual ; Tree = ysi_bs

| | | Current Balance |
|------------------|-------------------------------------|----------------------|
| 1999-0000 | TOTAL ASSETS | 7,772,100.23 |
| 1999-0998 | LIABILITIES AND EQUITY | |
| 1999-0999 | CURRENT LIABILITIES | |
| 2000-0000 | Accounts Payable | 7,270.83 |
| 2012-0000 | Construction Payables | 145.00 |
| 2017-0000 | Other Accrued Expenses | 22,166.29 |
| 2027-0000 | A/P - Miscellaneous | 284,905.09 |
| 2050-0000 | Accrued RE / Property Taxes | 825,387.84 |
| 2099-0000 | Other Liabilities | 54,271.24 |
| 2100-1000 | Unearned Income | 78,232.17 |
| 2210-0000 | Security Deposit Commercial | 25,762.61 |
| 2270-0000 | Due to Partners | 328,081.50 |
| 2298-0999 | TOTAL CURRENT LIABILITIES | 1,626,222.57 |
| 2298-0999 | LONG TERM LIABILITIES | |
| 2400-0000 | Loan Payable | 7,366,871.60 |
| 2400-0100 | Loan Payable-2nd | 90,000.00 |
| 2799-0999 | TOTAL LONG TERM LIABILITIES | 7,456,871.60 |
| 2999-0999 | EQUITY | |
| 3001-0000 | Retained Earnings | -1,234,452.16 |
| 3010-0100 | Capital-Contributions | 475,909.00 |
| 3010-0200 | Capital-Distribution | -449,796.70 |
| 3115-0000 | Net Income (Loss) | -102,654.08 |
| 3999-0000 | TOTAL EQUITY | -1,310,993.94 |
| 3999-0998 | TOTAL LIABILITIES AND EQUITY | 7,772,100.23 |

Aged Receivables YTD

Aged Receivables Report

Detail by Charge Code

Property: Lake Park Pointe Shopping Center (lppsc)

Trans through: 1/2015

Age As of: 1/31/2015

Page 1

| Unit | Resident | Charge Code | Total Unpaid Charges | 0 - 30 days | 31 - 60 days | 61 - 90 days | Over 90 days | Prepayments | Balance |
|---|----------|------------------------------------|----------------------|-----------------|--------------|--------------|-------------------|-------------------|-------------------|
| A - Summary by Chargecode | | | | | | | | | |
| | | cbegbal | 113,569.16 | 0.00 | 0.00 | 0.00 | 113,569.16 | 0.00 | |
| | | cestcam | 4,366.90 | 2,305.12 | 0.00 | 2.50 | 2,059.28 | 0.00 | |
| | | cestins | 847.99 | 847.99 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | cesttax | 4,748.08 | 422.04 | 0.00 | 0.00 | 4,326.04 | 10.94 | |
| | | crent | 22,091.23 | 3,236.32 | 0.00 | 0.00 | 18,854.91 | 0.00 | |
| Total | | | 145,623.36 | 6,811.47 | 0.00 | 2.50 | 138,809.39 | 10.94 | 145,634.30 |
| B - Summary by Prepay G/L Account | | | | | | | | | |
| | | 21001000 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -19,174.92 | |
| Total | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -19,174.92 | -19,174.92 |
| lppsc - Lake Park Pointe Shopping Center | | | | | | | | | |
| 1300 | t0004248 | Ross Dress for Less | | | | | | | |
| | | cbegbal | 15,729.75 | 0.00 | 0.00 | 0.00 | 15,729.75 | 0.00 | |
| | | cestcam | 753.66 | 753.66 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | cestins | 847.99 | 847.99 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total | | | 17,331.40 | 1,601.65 | 0.00 | 0.00 | 15,729.75 | 0.00 | 17,331.40 |
| 1300-M2 | t0004246 | Chiro One Wellness Center | | | | | | | |
| | | crent | 2,916.67 | 0.00 | 0.00 | 0.00 | 2,916.67 | 0.00 | |
| Total | | | 2,916.67 | 0.00 | 0.00 | 0.00 | 2,916.67 | 0.00 | 2,916.67 |
| 1310 | t0004219 | Citibank | | | | | | | |
| | | cestcam | -539.47 | -539.47 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | cesttax | -23.62 | -23.62 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total | | | -563.09 | -563.09 | 0.00 | 0.00 | 0.00 | 0.00 | -563.09 |
| 1314 | t0004238 | Coldwell Banker 1st American, Inc. | | | | | | | |
| | | cesttax | -219.33 | -219.33 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | (prepay) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -10,588.08 | |
| Total | | | -219.33 | -219.33 | 0.00 | 0.00 | 0.00 | -10,588.08 | -10,807.41 |
| 1320 | t0004254 | Walgreen's | | | | | | | |
| | | cbegbal | 86,130.67 | 0.00 | 0.00 | 0.00 | 86,130.67 | 0.00 | |
| Total | | | 86,130.67 | 0.00 | 0.00 | 0.00 | 86,130.67 | 0.00 | 86,130.67 |
| 1322 | t0004253 | Subway | | | | | | | |
| | | cestcam | 72.55 | 72.55 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | cesttax | -9.98 | -9.98 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | (prepay) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -0.02 | |
| Total | | | 62.57 | 62.57 | 0.00 | 0.00 | 0.00 | -0.02 | 62.55 |
| 1326-28 | t0004249 | Sherwin Williams | | | | | | | |
| | | cestcam | 345.85 | 345.85 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | cesttax | 0.87 | 0.87 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | (prepay) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -890.52 | |
| Total | | | 346.72 | 346.72 | 0.00 | 0.00 | 0.00 | -890.52 | -543.80 |
| 1332 | t0004182 | Advanced Medical Imaging Center | | | | | | | |
| | | cbegbal | 4,497.58 | 0.00 | 0.00 | 0.00 | 4,497.58 | 0.00 | |
| | | cestcam | 2,510.49 | 478.71 | 0.00 | 0.00 | 2,031.78 | 0.00 | |
| | | cesttax | 5,075.60 | 749.56 | 0.00 | 0.00 | 4,326.04 | 10.94 | |
| | | crent | 19,174.56 | 3,236.32 | 0.00 | 0.00 | 15,938.24 | 0.00 | |
| Total | | | 31,258.23 | 4,464.59 | 0.00 | 0.00 | 26,793.64 | 10.94 | 31,269.17 |
| 1336 | t0004244 | Kenwood Cleaners | | | | | | | |
| | | cestcam | 175.26 | 175.26 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | cesttax | -13.20 | -13.20 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | (prepay) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -401.95 | |
| Total | | | 162.06 | 162.06 | 0.00 | 0.00 | 0.00 | -401.95 | -239.89 |

Detail by Charge Code
 Property: Lake Park Pointe Shopping Center (lppsc)
 Trans through: 1/2015
 Age As of: 1/31/2015

Page 2

| Unit | Resident | Charge Code | Total Unpaid Charges | 0 - 30 days | 31 - 60 days | 61 - 90 days | Over 90 days | Prepayments | Balance |
|---|----------|--------------------|----------------------|-------------------|--------------|--------------|-------------------|-------------------|-------------------|
| Ippsc - Lake Park Pointe Shopping Center | | | | | | | | | |
| 1340 | 10004242 | Footlocker | | | | | | | |
| | | cbegbal | 170.61 | 0.00 | 0.00 | 0.00 | 170.61 | 0.00 | |
| | | cestcam | 753.72 | 723.72 | 0.00 | 2.50 | 27.50 | 0.00 | |
| | | cesttax | -46.08 | -46.08 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total | | | 878.25 | 677.64 | 0.00 | 2.50 | 198.11 | 0.00 | 878.25 |
| 1350 | 10004255 | Weight Watchers | | | | | | | |
| | | cesttax | -16.18 | -16.18 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | (prepay) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -7,294.35 | |
| Total | | | -16.18 | -16.18 | 0.00 | 0.00 | 0.00 | -7,294.35 | -7,310.53 |
| 1358 | 10004251 | #3 Zimmies Inc. | | | | | | | |
| | | cbegbal | 7,040.55 | 0.00 | 0.00 | 0.00 | 7,040.55 | 0.00 | |
| | | cestcam | 294.84 | 294.84 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total | | | 7,335.39 | 294.84 | 0.00 | 0.00 | 7,040.55 | 0.00 | 7,335.39 |
| Total Ippsc | | | 145,623.36 | 6,811.47 | 0.00 | 2.50 | 138,809.39 | -19,163.98 | 126,459.38 |
| | | Receivable Total | | 145,623.36 | | | | | |
| | | Prepay Total | | -19,163.98 | | | | | |
| | | Grand Total | | 126,459.38 | | | | | |

Balance Sheet

YTD

Lake Park Pointe Shopping Center (lppsc)

Page 1

Balance Sheet

Period = Jan 2015

Book = Accrual ; Tree = ysi_bs

XTD

| | | Current Balance |
|------------------|--|----------------------|
| 1000-0000 | ASSETS | |
| 1000-9999 | CURRENT ASSETS | |
| 1009-0000 | Cash and Reserves | |
| 1010-0000 | Cash - On Site | 382,735.61 |
| 1010-0115 | Cash-CAM Account | 175,350.03 |
| 1010-0116 | Cash-RE Tax Account | 232,880.51 |
| 1020-0100 | Cash in Bank-Security Deposits | 23,965.59 |
| 1021-0000 | Tax Escrow | -654,953.33 |
| 1021-0100 | Insurance Escrow | 24,503.84 |
| 1099-9999 | Total Cash and Reserves | 184,482.25 |
| 1100-0000 | Accounts Receivable | |
| 1110-0000 | A/R - Under 90 days | 614,059.95 |
| 1199-9000 | Total Accounts Receivable | 614,059.95 |
| 1199-9999 | Prepaid | |
| 1210-0100 | Prepaid Insurance | 17,515.82 |
| 1210-0300 | Prepaid Other Expenses | 509.85 |
| 1210-9999 | Total Prepaid | 18,025.67 |
| 1250-0000 | Miscellaneous Deposit | |
| 1265-1000 | Deposit-Electric/Gas | 7,408.34 |
| 1269-9999 | Total Miscellaneous Deposit | 7,408.34 |
| 1290-0000 | Other Assets | |
| 1290-0100 | Other Assets | 4,349.00 |
| 1299-9999 | Total Other Assets | 4,349.00 |
| 1301-9999 | TOTAL CURRENT ASSETS | 828,325.21 |
| 1399-9999 | FIXED ASSETS | |
| 1400-0000 | Land Acquisitions | |
| 1400-0100 | Developed Land | 500,000.00 |
| 1401-9999 | Total Land Acquisitions | 500,000.00 |
| 1405-0000 | Land - Prof Fees | |
| 1405-0100 | Architect_Engineering Fees | 95,407.06 |
| 1405-0300 | Legal Fees | 26,595.00 |
| 1405-0400 | Other Professional Fees | 51,441.93 |
| 1405-9999 | Total Land - Prof Fees | 173,443.99 |
| 1474-9999 | Construction In Progress | |
| 1475-0000 | Construction in Progress | 37,589.97 |
| 1475-9999 | Total Construction In Progress | 37,589.97 |
| 1500-0000 | Building Acquisitions | |
| 1500-0100 | Building Acquisitions | 8,327,307.07 |
| 1502-0600 | Loan Fees | 90,109.00 |
| 1502-0950 | Organization Costs | 1,475.00 |
| 1502-9999 | Total Building Acquisitions | 8,418,891.07 |
| 1510-0000 | Building Improvements | |
| 1514-0100 | Construction Management | 675,074.00 |
| 1514-0400 | Tenant Improvements | 329,416.33 |
| 1516-0000 | Leasing Commissions | 588,462.86 |
| 1530-9999 | Total Building Improvements | 1,592,953.19 |
| 1749-9999 | Depreciation/Amortization | |
| 1750-0000 | Accum Depreciation | -3,430,960.33 |
| 1760-0000 | Accum Amortization | -414,461.80 |
| 1760-9999 | Total Depreciation/Amortization | -3,845,422.13 |
| 1998-9999 | TOTAL FIXED ASSETS | 6,877,456.09 |

Lake Park Pointe Shopping Center (lppsc)

Page 2

Balance Sheet

Period = Jan 2015

Book = Accrual ; Tree = yst_bs

| | | Current Balance |
|-----------|------------------------------|-----------------|
| 1999-0000 | TOTAL ASSETS | 7,705,781.30 |
| 1999-9998 | LIABILITIES AND EQUITY | |
| 1999-9999 | CURRENT LIABILITIES | |
| 2000-0000 | Accounts Payable | 2,727.63 |
| 2012-0000 | Construction Payables | 145.00 |
| 2017-0000 | Other Accrued Expenses | 4,994.90 |
| 2027-0000 | A/P - Miscellaneous | 284,905.09 |
| 2050-0000 | Accrued RE / Property Taxes | 865,729.51 |
| 2099-0000 | Other Liabilities | 54,271.24 |
| 2100-1000 | Unearned Income | 19,174.92 |
| 2210-0000 | Security Deposit Commercial | 25,762.61 |
| 2270-0000 | Due to Partners | 328,081.50 |
| 2298-9999 | TOTAL CURRENT LIABILITIES | 1,585,792.40 |
| 2299-9999 | LONG TERM LIABILITIES | |
| 2400-0000 | Loan Payable | 7,366,871.60 |
| 2400-0100 | Loan Payable-2nd | 90,000.00 |
| 2799-9999 | TOTAL LONG TERM LIABILITIES | 7,456,871.60 |
| 2999-9999 | EQUITY | |
| 3001-0000 | Retained Earnings | -1,234,452.16 |
| 3010-0100 | Capital-Contributions | 475,909.00 |
| 3010-0200 | Capital-Distribution | -449,796.70 |
| 3115-0000 | Net Income (Loss) | -128,542.84 |
| 3999-9000 | TOTAL EQUITY | -1,336,882.70 |
| 3999-9998 | TOTAL LIABILITIES AND EQUITY | 7,705,781.30 |

Income Statement YTD

Lake Park Pointe Shopping Center (lppsc)

Income Statement

Period = Jan 2015

Book = Accrual ; Tree = ysl_is

Page 1

| | Period to Date | % | Year to Date | % |
|--|-------------------|---------------|-------------------|---------------|
| 4000-0090 OPERATING INCOME | | | | |
| 4000-0101 INCOME-RETAIL | | | | |
| 4200-0000 Tenant Rent-Retail | 93,130.00 | 76.19 | 93,130.00 | 76.19 |
| 4215-0300 CAM Reimbursement | 14,575.95 | 11.93 | 14,575.95 | 11.93 |
| 4225-0000 Reimbursed Insurance | 847.99 | 0.69 | 847.99 | 0.69 |
| 4230-0000 Reimbursed Real Estate Taxes | 13,653.35 | 11.17 | 13,653.35 | 11.17 |
| 4250-9999 TOTAL INCOME-RETAIL | 122,207.29 | 99.98 | 122,207.29 | 99.98 |
| 4251-9999 OTHER INCOME-RETAIL | | | | |
| 4253-0000 Interest Income | 21.03 | 0.02 | 21.03 | 0.02 |
| 4295-9999 TOTAL OTHER INCOME-RETAIL | 21.03 | 0.02 | 21.03 | 0.02 |
| 4400-9999 TOTAL INCOME | 122,228.32 | 100.00 | 122,228.32 | 100.00 |
| 6100-0000 BILLABLE EXPENSES-RETAIL | | | | |
| 6110-0000 Utilities | | | | |
| 6110-0100 Electricity | 282.42 | 0.23 | 282.42 | 0.23 |
| 6110-0500 Water | 252.60 | 0.21 | 252.60 | 0.21 |
| 6110-9999 Total Utilities | 535.02 | 0.44 | 535.02 | 0.44 |
| 6114-9999 Cleaning | | | | |
| 6115-0000 Cleaning | 1,850.00 | 1.51 | 1,850.00 | 1.51 |
| 6115-9999 Total Cleaning | 1,850.00 | 1.51 | 1,850.00 | 1.51 |
| 6119-9999 Trash Removal | | | | |
| 6120-0000 Trash Removal | 227.47 | 0.19 | 227.47 | 0.19 |
| 6120-9999 Total Trash Removal | 227.47 | 0.19 | 227.47 | 0.19 |
| 6124-9999 Repairs / Maintenance | | | | |
| 6125-0600 Pest Control | 241.20 | 0.20 | 241.20 | 0.20 |
| 6125-9998 Total Repairs / Maintenance | 241.20 | 0.20 | 241.20 | 0.20 |
| 6129-9999 Snow Removal | | | | |
| 6130-0000 Snow Removal | 8,965.00 | 7.33 | 8,965.00 | 7.33 |
| 6130-9999 Total Snow Removal | 8,965.00 | 7.33 | 8,965.00 | 7.33 |
| 6144-9999 Elevator / Escalator | | | | |
| 6145-0000 Elevator / Escalator | 181.89 | 0.15 | 181.89 | 0.15 |
| 6145-9999 Total Elevator / Escalator | 181.89 | 0.15 | 181.89 | 0.15 |
| 6160-0000 Security | | | | |
| 6160-0100 Fire Alarm Monitoring | 1,324.95 | 1.08 | 1,324.95 | 1.08 |
| 6160-0400 Patrols | 5,409.92 | 4.43 | 5,409.92 | 4.43 |
| 6160-0500 Phones | 743.43 | 0.61 | 743.43 | 0.61 |
| 6160-9999 Total Security | 7,478.30 | 6.12 | 7,478.30 | 6.12 |
| 6169-9999 General / Administrative | | | | |
| 6170-0400 Other G / A | 281.12 | 0.23 | 281.12 | 0.23 |

Lake Park Pointe Shopping Center (lppsc)

Page 2

Income Statement

Period = Jan 2015

Book = Accrual ; Tree = ysl_is

| | Period to Date | % | Year to Date | % |
|---|-------------------|---------------|-------------------|---------------|
| 6170-0500 Business Licenses / Permits | 920.00 | 0.75 | 920.00 | 0.75 |
| 6170-9999 Total General / Administrative | 1,201.12 | 0.98 | 1,201.12 | 0.98 |
| 6199-9999 TOTAL BILLABLE EXPENSES-RETAIL | 20,680.00 | 16.92 | 20,680.00 | 16.92 |
| 6200-0000 NON-BILLABLE EXPENSES-RETAIL | | | | |
| 6210-0000 Utilities - Landlord | | | | |
| 6210-0100 Electricity | 1,871.43 | 1.53 | 1,871.43 | 1.53 |
| 6210-0200 Heat/Gas | 322.76 | 0.26 | 322.76 | 0.26 |
| 6211-9999 Total Utilities - Landlord | 2,194.19 | 1.80 | 2,194.19 | 1.80 |
| 6225-0000 Repairs / Maintenance | | | | |
| 6225-0100 Common Area/Vacant | 151.00 | 0.12 | 151.00 | 0.12 |
| 6225-9999 Total Repairs / Maintenance | 151.00 | 0.12 | 151.00 | 0.12 |
| 6245-0000 General / Administrative | | | | |
| 6245-0250 Late Fees | 20.00 | 0.02 | 20.00 | 0.02 |
| 6252-9999 Total General / Administrative | 20.00 | 0.02 | 20.00 | 0.02 |
| 6299-9998 TOTAL NON-BILLABLE EXPENSES-RETAIL | 2,365.19 | 1.94 | 2,365.19 | 1.94 |
| 6609-9999 OTHER OPERATING EXPENSES | | | | |
| 6610-0200 Real Estate Taxes | 40,341.67 | 33.01 | 40,341.67 | 33.01 |
| 6620-0000 Insurance | 3,503.17 | 2.87 | 3,503.17 | 2.87 |
| 6630-0000 Management Fee | 4,350.00 | 3.56 | 4,350.00 | 3.56 |
| 6640-0000 Legal Fees | 17,071.25 | 13.97 | 17,071.25 | 13.97 |
| 6698-9996 TOTAL OTHER OPERATING EXPENSES | 65,266.09 | 53.40 | 65,266.09 | 53.40 |
| 6698-9997 TOTAL OPERATING EXPENSES | 88,311.28 | 72.25 | 88,311.28 | 72.25 |
| 6698-9998 TOTAL NET OPER INCOME(LOSS) | 33,917.04 | 27.75 | 33,917.04 | 27.75 |
| 6698-9999 NON OPERATING EXPENSES | | | | |
| 6700-0000 Interest Expense | 31,731.88 | 25.96 | 31,731.88 | 25.96 |
| 6729-0000 Tax Preparation Fees | 2,800.00 | 2.29 | 2,800.00 | 2.29 |
| 6735-0000 Consulting/Professional Fees | 4,100.00 | 3.35 | 4,100.00 | 3.35 |
| 6810-0000 Depreciation/Amortization | 21,173.92 | 17.32 | 21,173.92 | 17.32 |
| 6900-9999 TOTAL NON OPERATING EXPENSES | 59,805.80 | 48.93 | 59,805.80 | 48.93 |
| 9500-0000 NET PROFIT/LOSS | -25,888.76 | -21.18 | -25,888.76 | -21.18 |

Statement of Cash Flow YTD

Lake Park Pointe Shopping Center (lppsc)

Cash Flow Statement

Period = Jan 2015

Book = Accrual ; Tree = ysl_cf

Page 1

YTD

| | Period to Date | % | Year to Date | % |
|--|-------------------|---------------|-------------------|---------------|
| 4000-0090 OPERATING INCOME | | | | |
| 4000-0101 INCOME-RETAIL | | | | |
| 4200-0000 Tenant Rent-Retail | 93,130.00 | 76.19 | 93,130.00 | 76.19 |
| 4215-0300 CAM Reimbursement | 14,575.95 | 11.93 | 14,575.95 | 11.93 |
| 4225-0000 Reimbursed Insurance | 847.99 | 0.69 | 847.99 | 0.69 |
| 4230-0000 Reimbursed Real Estate Taxes | 13,653.35 | 11.17 | 13,653.35 | 11.17 |
| 4250-9999 TOTAL INCOME-RETAIL | 122,207.29 | 99.98 | 122,207.29 | 99.98 |
| 4251-9999 OTHER INCOME-RETAIL | | | | |
| 4253-0000 Interest Income | 21.03 | 0.02 | 21.03 | 0.02 |
| 4295-9999 TOTAL OTHER INCOME-RETAIL | 21.03 | 0.02 | 21.03 | 0.02 |
| 4400-9999 TOTAL INCOME | 122,228.32 | 100.00 | 122,228.32 | 100.00 |
| 6100-0000 BILLABLE EXPENSES-RETAIL | | | | |
| 6110-0000 Utilities | | | | |
| 6110-0100 Electricity | 282.42 | 0.23 | 282.42 | 0.23 |
| 6110-0500 Water | 252.60 | 0.21 | 252.60 | 0.21 |
| 6110-9999 Total Utilities | 535.02 | 0.44 | 535.02 | 0.44 |
| 6114-9999 Cleaning | | | | |
| 6115-0000 Cleaning | 1,850.00 | 1.51 | 1,850.00 | 1.51 |
| 6115-9999 Total Cleaning | 1,850.00 | 1.51 | 1,850.00 | 1.51 |
| 6119-9999 Trash Removal | | | | |
| 6120-0000 Trash Removal | 227.47 | 0.19 | 227.47 | 0.19 |
| 6120-9999 Total Trash Removal | 227.47 | 0.19 | 227.47 | 0.19 |
| 6124-9999 Repairs / Maintenance | | | | |
| 6125-0600 Pest Control | 241.20 | 0.20 | 241.20 | 0.20 |
| 6125-9999 Total Repairs / Maintenance | 241.20 | 0.20 | 241.20 | 0.20 |
| 6129-9999 Snow Removal | | | | |
| 6130-0000 Snow Removal | 8,965.00 | 7.33 | 8,965.00 | 7.33 |
| 6130-9999 Total Snow Removal | 8,965.00 | 7.33 | 8,965.00 | 7.33 |
| 6144-9999 Elevator / Escalator | | | | |
| 6145-0000 Elevator / Escalator | 181.89 | 0.15 | 181.89 | 0.15 |
| 6145-9999 Total Elevator / Escalator | 181.89 | 0.15 | 181.89 | 0.15 |
| 6160-0000 Security | | | | |
| 6160-0100 Fire Alarm Monitoring | 1,324.95 | 1.08 | 1,324.95 | 1.08 |
| 6160-0400 Patrols | 5,409.92 | 4.43 | 5,409.92 | 4.43 |
| 6160-0500 Phones | 743.43 | 0.61 | 743.43 | 0.61 |
| 6160-9999 Total Security | 7,478.30 | 6.12 | 7,478.30 | 6.12 |
| 6169-9999 General / Administrative | | | | |
| 6170-0400 Other G / A | 281.12 | 0.23 | 281.12 | 0.23 |

Lake Park Pointe Shopping Center (lppsc)

Page 2

Cash Flow Statement

Period = Jan 2015

Book = Accrual ; Tree = ysi_cf

| | Period to Date | % | Year to Date | % |
|---|-------------------|---------------|-------------------|---------------|
| 6170-0500 Business Licenses / Permits | 920.00 | 0.75 | 920.00 | 0.75 |
| 6170-9999 Total General / Administrative | 1,201.12 | 0.98 | 1,201.12 | 0.98 |
| 6199-9999 TOTAL BILLABLE EXPENSES-RETAIL | 20,680.00 | 16.92 | 20,680.00 | 16.92 |
| 6200-0000 NON-BILLABLE EXPENSES-RETAIL | | | | |
| 6210-0000 Utilities - Landlord | | | | |
| 6210-0100 Electricity | 1,871.43 | 1.53 | 1,871.43 | 1.53 |
| 6210-0200 Heat/Gas | 322.76 | 0.26 | 322.76 | 0.26 |
| 6211-9999 Total Utilities - Landlord | 2,194.19 | 1.80 | 2,194.19 | 1.80 |
| 6225-0000 Repairs / Maintenance | | | | |
| 6225-0100 Common Area/Vacant | 151.00 | 0.12 | 151.00 | 0.12 |
| 6225-9999 Total Repairs / Maintenance | 151.00 | 0.12 | 151.00 | 0.12 |
| 6245-0000 General / Administrative | | | | |
| 6245-0250 Late Fees | 20.00 | 0.02 | 20.00 | 0.02 |
| 6252-9999 Total General / Administrative | 20.00 | 0.02 | 20.00 | 0.02 |
| 6299-9998 TOTAL NON-BILLABLE EXPENSES-RETAIL | 2,365.19 | 1.94 | 2,365.19 | 1.94 |
| 6609-9999 OTHER OPERATING EXPENSES | | | | |
| 6610-0200 Real Estate Taxes | 40,341.67 | 33.01 | 40,341.67 | 33.01 |
| 6620-0000 Insurance | 3,503.17 | 2.87 | 3,503.17 | 2.87 |
| 6630-0000 Management Fee | 4,350.00 | 3.56 | 4,350.00 | 3.56 |
| 6640-0000 Legal Fees | 17,071.25 | 13.97 | 17,071.25 | 13.97 |
| 6698-9996 TOTAL OTHER OPERATING EXPENSES | 65,266.09 | 53.40 | 65,266.09 | 53.40 |
| 6698-9997 TOTAL OPERATING EXPENSES | 88,311.28 | 72.25 | 88,311.28 | 72.25 |
| 6698-9998 TOTAL NET OPER INCOME(LOSS) | 33,917.04 | 27.75 | 33,917.04 | 27.75 |
| 6698-9999 NON OPERATING EXPENSES | | | | |
| 6700-0000 Interest Expense | 31,731.88 | 25.96 | 31,731.88 | 25.96 |
| 6729-0000 Tax Preparation Fees | 2,800.00 | 2.29 | 2,800.00 | 2.29 |
| 6735-0000 Consulting/Professional Fees | 4,100.00 | 3.35 | 4,100.00 | 3.35 |
| 6810-0000 Depreciation/Amortization | 21,173.92 | 17.32 | 21,173.92 | 17.32 |
| 6900-9999 TOTAL NON OPERATING EXPENSES | 59,805.80 | 48.93 | 59,805.80 | 48.93 |
| 9500-0000 NET PROFIT/LOSS | -25,888.76 | -21.18 | -25,888.76 | -21.18 |
| ADJUSTMENTS | | | | |
| 1110-0000 A/R - Under 90 days | -8,606.14 | -7.04 | -8,606.14 | -7.04 |
| 1210-0100 Prepaid Insurance | 3,503.17 | 2.87 | 3,503.17 | 2.87 |
| 1210-0300 Prepaid Other Expenses | 31,391.98 | 25.68 | 31,391.98 | 25.68 |
| 1750-0000 Accum Depreciation | 20,286.00 | 16.60 | 20,286.00 | 16.60 |
| 1760-0000 Accum Amortization | 887.92 | 0.73 | 887.92 | 0.73 |
| 2000-0000 Accounts Payable | -4,543.20 | -3.72 | -4,543.20 | -3.72 |

Friday, February 06, 2015

02:41 PM

Lake Park Pointe Shopping Center (lppsc)

Page 3

Cash Flow Statement

Period = Jan 2015

Book = Accrual ; Tree = ysi_cf

| | Period to Date | % | Year to Date | % |
|--|--------------------------|-----------------------|-------------------|---------------|
| 2017-0000 Other Accrued Expenses | -17,171.39 | -14.05 | -17,171.39 | -14.05 |
| 2050-0000 Accrued RE / Property Taxes | 40,341.67 | 33.01 | 40,341.67 | 33.01 |
| 2100-1000 Unearned Income | -59,057.25 | -48.32 | -59,057.25 | -48.32 |
| TOTAL ADJUSTMENTS | 7,032.76 | 5.75 | 7,032.76 | 5.75 |
| CASH FLOW | -18,856.00 | -15.43 | -18,856.00 | -15.43 |
| Period to Date | Beginning Balance | Ending Balance | Difference | |
| 1010-0000 Cash - On Site | 401,612.64 | 382,735.61 | -18,877.03 | |
| 1010-0115 Cash-CAM Account | 175,350.03 | 175,350.03 | 0.00 | |
| 1010-0116 Cash-RE Tax Account | 232,861.44 | 232,880.51 | 19.07 | |
| 1020-0100 Cash in Bank-Security Deposits | 23,963.63 | 23,965.59 | 1.96 | |
| Total Cash | 833,787.74 | 814,931.74 | -18,856.00 | |
| Year to Date | Beginning Balance | Ending Balance | Difference | |
| 1010-0000 Cash - On Site | 401,612.64 | 382,735.61 | -18,877.03 | |
| 1010-0115 Cash-CAM Account | 175,350.03 | 175,350.03 | 0.00 | |
| 1010-0116 Cash-RE Tax Account | 232,861.44 | 232,880.51 | 19.07 | |
| 1020-0100 Cash in Bank-Security Deposits | 23,963.63 | 23,965.59 | 1.96 | |
| Total Cash | 833,787.74 | 814,931.74 | -18,856.00 | |